



3 Bedroom House - End Terrace
located on Hatters Court, Bedworth
Offers Over £260,000

UP Estates



****EXCELLENT DECORATIVE STANDARD THROUGHOUT**** Superb opportunity to move into a home and simply put the kettle on! Located nearby to Bedworth train station, the town centre as well as the village of Bulkington. Boasting a spacious, modern open plan living kitchen diner space, beautiful rear garden, as well as useful downstairs WC making this home not only style, but substance too! In brief the property comprises: Entrance Hall, WC Cloaks, Lounge and Living Kitchen Diner to the ground floor. There is a Landing, Three Bedrooms and Bathroom to the First Floor. Externally there is driveway parking for multiple vehicles.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Offers Over £260,000

- Immaculately Presented Property
- Three Bedrooms
- Amazing Open Plan Living Kitchen Diner
- Driveway Parking For Multiple Vehicles
- Downstairs WC
- Refitted Shower Room
- Very Well Presented Throughout
- Attractive, Low Maintenance Rear Garden





Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

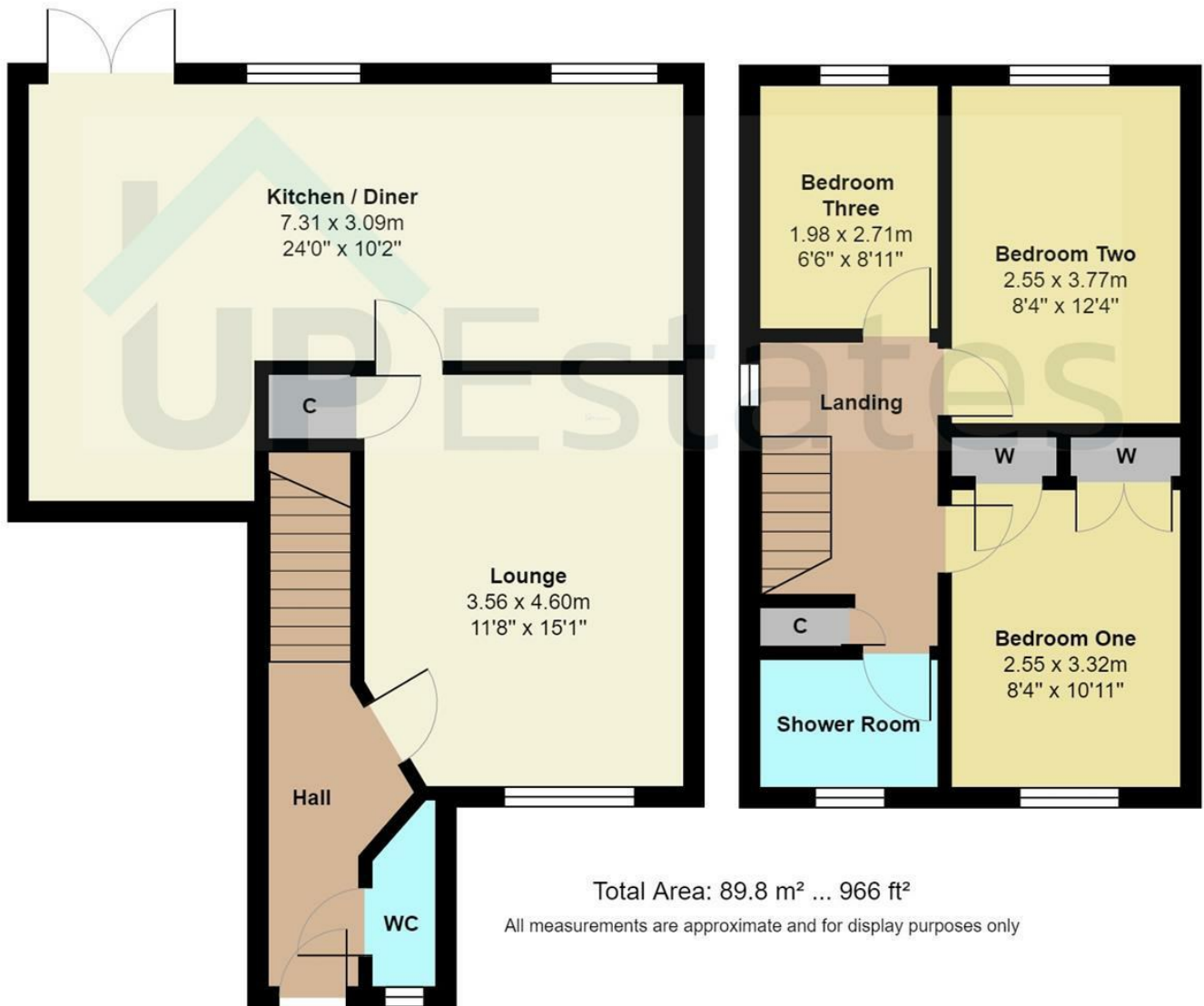






Hatters Court, Bedworth





CONTACT

Up Estates,
 11 Dugdale Street
 Nuneaton
 Warwickshire
 CV11 5QJ

E: enquiries@upestates.co.uk
 T: 024 7771 0790

